



THE
A-TEAM

**RE/MAX
FIRST**

8607-8825 52 Street #A2 209, Calgary T3J 4C5

MLS® #: **A2117905**

Area:

Listing Date: **04/02/24**

List Price: **\$366,699**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Calgary

Year Built:

2026

Lot Information

Lot Sz Ar:

Finished Floor Area

Abv Sqft:

715

Low Sqft:

Ttl Sqft:

715

Lot Shape:

DOM

47

Layout

Beds:

1 (1)

Baths:

1.0 (1 0)

Style:

High-Rise (5+)

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Titled, Underground

Utilities and Features

Roof:

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony**

Construction:

Other

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer

Int Feat:

Kitchen Island

Utilities:

Room Information

Room

Den

4pc Bathroom

Kitchen

Level

Main

Main

Main

Dimensions

8`0" x 8`4"

5`0" x 5`1"

10`6" x 8`1"

Room

Laundry

Dining Room

Living Room

Level

Main

Main

Main

Dimensions

6`10" x 4`0"

10`6" x 8`1"

10`6" x 13`4"

Bedroom - Primary	Main	11` 4" x 12` 6"	Balcony Legal/Tax/Financial	Main	11` 7" x 6` 7"
Title: Fee Simple		Zoning: TBD			
Fee Freq: Monthly					
Legal Desc:		TBD		Remarks	
Pub Rmks:		Aria, a 715 sq.ft. single suite, boasts a versatile den that can serve as a cozy spare room or a spacious office. The kitchen, with its open layout, overlooks the dining area, leading into a luxurious living room, designed for both comfort and elegance. Aria offers options on both the east and west sides of the building, allowing for a choice between a serene courtyard view to the east or a majestic mountain panorama to the west. This suite perfectly combines functionality with breathtaking views ,catering to every preference. UNDERGROUND TITLED PARKING. Shopping and schools close by. All measurements have been taken from the builder's floor plan.			
Inclusions:		All appliances under the appliance section			
Property Listed By:		PropZap Realty			

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

